



CITY OF DULUTH

Planning Division

411 W 1st St, Rm 208 * Duluth, Minnesota 55802-1197

Phone: 218/730.5580 Fax: 218/723-3559

STAFF REPORT

File Number	PL 14-064	Contact	Steven Robertson	
Application Type	MU-C Planning Review, Filling Station	Planning Commission Date	June 10, 2014	
Deadline for Action	Application Date	May 19, 2014	60 Days	July 18, 2014
	Date Extension Letter Mailed	May 22, 2014	120 Days	September 16, 2014
Location of Subject	Corner of Arlington and Central			
Applicant	Kwik Trip, Inc.	Contact		
Agent	Brad Fry	Contact	bfry@kwiktrip.com	
Legal Description	Lots 17 - 24, Block 1, Duluth Heights			
Site Visit Date	May 26, 2014	Sign Notice Date	May 27, 2014	
Neighbor Letter Date	May 22, 2014	Number of Letters Sent	35	

Proposal

Applicant is requesting a MU-C Planning Review for a 5,800 square foot filling station in a MU-C zone district.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	MU-C/R-1	Residential/Commercial	Central Business Secondary
North	MU-C	Commercial	Central Business Secondary
South	R-1	Residential	Traditional Neighborhood
East	MU-C	Commercial	Central Business Secondary
West	R-1/MU-C	Residential/Commercial	Central Business Secondary

Summary of Code Requirements (reference section with a brief description):

50-15.3 MU-C District - Planning review by the Planning Commission is required for new development, redevelopment, and expansions in the MU-C district.

50-18.1E Storm Water Management - Addresses water runoff quality and quantity pre- and post-construction.

50-23 Connectivity and Circulation - Focuses on pedestrian and bicycle accommodations.

50-24 Parking and Loading - Addresses required minimum and maximum parking spaces and loading docks, dimensional standards, snow storage and pedestrian circulation.

50-25 Landscaping and Tree Preservation - Landscaping standards such as materials, plant size, location, tree preservation and replacement.

50-26 Screening, Walls, and Fences - Screening of mechanical equipment, loading areas, and commercial containers, plus regulations regarding fences and retaining walls.

50-30 Design Standards - Building standards for multi-family, commercial, institutional, and industrial buildings.

50-31 Exterior Lighting - Directs the minimum and maximum illumination values and lighting fixtures for a site.

50-37.11 Planning Review - Planning Commission shall approve the Planning Review or approve it with modifications, if it is determined that the application complies with all applicable provisions of this Chapter.

III.L-1

Comprehensive Plan Findings (Governing Principle and/or Policies) and Current History (if applicable):

Central Business Secondary- An area adjacent to and supporting the primary central business area or a stand-alone area providing a similar mix of destination land uses but at a lower intensity than the primary CB area. Includes mixed regional and neighborhood retail, employment centers, public spaces, medium density residential, and public parking facilities.

The 2009, Central Entrance-Miller Hill Mall Small Area Plan recommended that the future land use designation of the subject site be changed to Central Business Secondary.

This application is being submitted along with PL 14-065, a variance from the front yard parking requirements.

A portion of this property is currently zoned R-1, but it is anticipated that the City Council will approve the rezoning request to MU-C (heard at the May 13, 2014 Planning Commission meeting) on June 9, 2014.

Discussion (use numbered or bullet points; summarize and attach department, agency and citizen comments):

- 1) The applicant plans to demolish all the current structures on the site and build a new 5,800 sq ft filling station with one canopy for fueling. There currently is a gas station (closed), barber shop (closed), two homes, and a vacant lot on the redevelopment site.
- 2) 50-23 (Connectivity). The project is proposing a total of 2 curb cuts; there are 3 existing curb cuts (including the barber shop entrance). There is likely a small public benefit by reducing the total curb cuts on West Central Entrance from 2 to 1, as the number of potential vehicle turning movements will be reduced. The proposed 32 foot wide curb cut will be approximately the same size as the existing curb cuts on East Central Entrance (between 35 and 40 feet). Public sidewalks that are impacted will be replaced so there that there will be no loss to public access.
- 3) 50-24 (Parking and Loading). The zoning code allows for 1 space per 250 square feet, which would result in a requirement of 23 parking spaces, with a minimum required of 16 (30% transit reduction) and a maximum allowed of 34 (150% of required). The project is proposing 10 spaces (plus 16 additional under the gas canopy). The applicant is seeking a variance to have more than 50% of the provided parking in the front yard.
- 4) 50-25 (Landscaping and Tree Preservation). The applicant is providing enough landscaping to meet the 30% tree canopy coverage (at tree maturity), and street frontage landscaping.
- 5) 50-26 (Screening, Walls and Fences). There will be no ground mounted mechanical equipment, and roof mounted equipment will be screened, or not visible from the adjacent public right of way. The dumpster will be screened. A screening fence will be constructed along portions of the SW and W property lines.
- 6) 50-29 (Sustainability Standards) and 50-30 (Building Design Standards). Not required because building is less than 10,000 sq ft.
- 7) 50-31 (Exterior Lighting). The lighting generally complies with the UDC, but there are a few areas that will need to be adjusted (lighting levels exceeded at the south property line near Pole 4, and near the gas canopy).
- 8) Signage will be approved separately.
- 9) No citizen or Public Agency comments were received on the planning review. Comments were received from MnDOT and St Louis County regarding the possible need for future turn lanes in the future.
- 10) UDC 50-37.1.N states that an approved Planning Reviews will expire if the project or activity authorized by the permit is not begun within 1 year.
- 11) Note that there is also a variance request being submitted for this project, as well as a rezoning and a right of way vacation (that the City Council has not acted upon yet). If the variance is denied by the Planning Commission, the applicant will need to alter the proposed site plan accordingly.

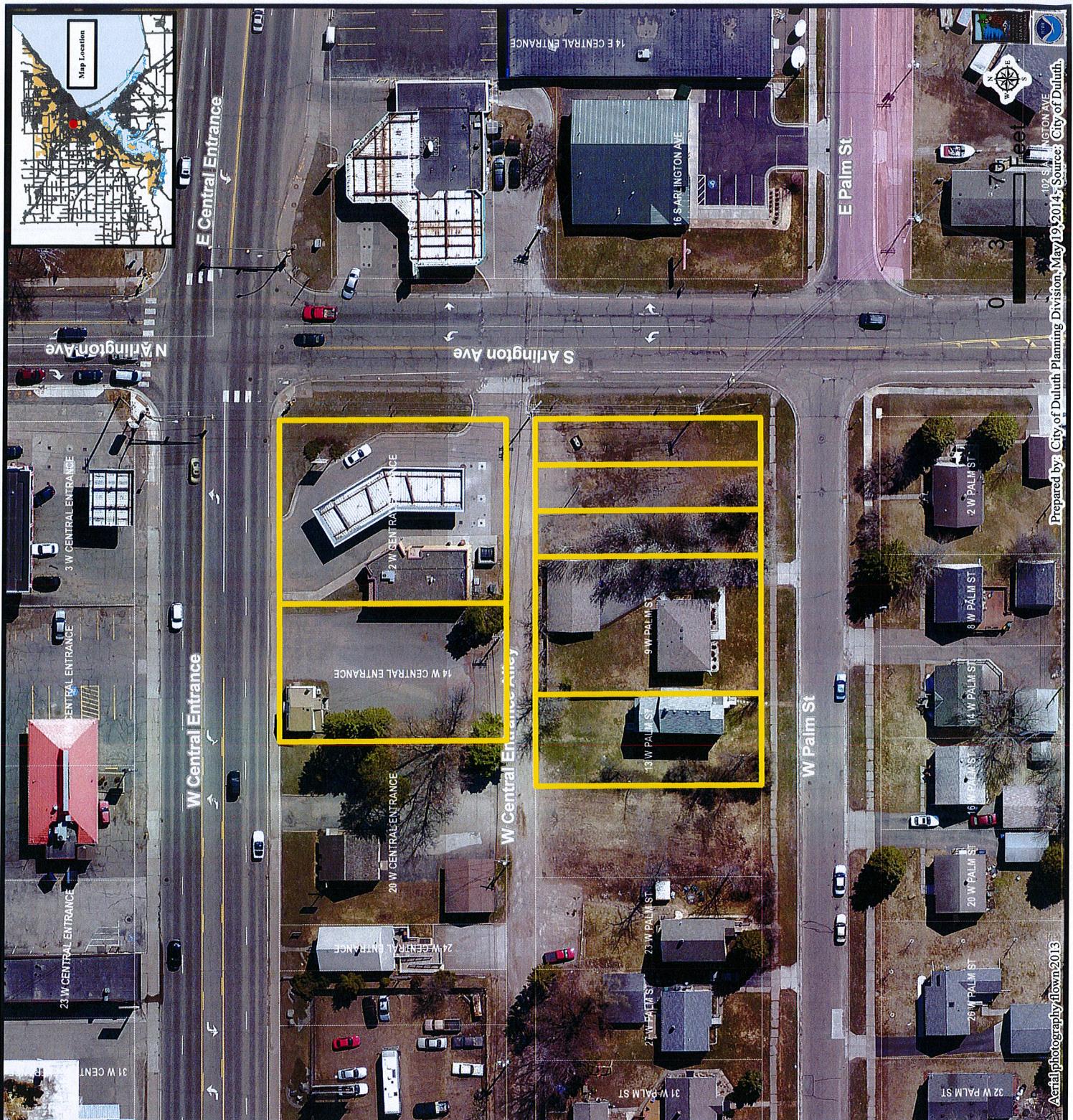
Staff Recommendation (include Planning Commission findings, i.e., recommend to approve):

Staff recommends Planning Commission approve the Planning Review, subject to the following conditions:

- 1) The project be limited to, constructed, and maintained according to site plans submitted, dated 2014-05-16.
- 2) Applicant revise lighting plan to show compliance with UDC section 50-31, Exterior Lighting.
- 3) If the variance is not approved by the Planning Commission, the applicant revise the parking plan to show compliance with front yard parking requirements.
- 4) Any alterations to the approved plans that do not alter major elements of the plan may be approved by the Land Use Supervisor without further Planning Commission; however, no such administrative approval shall constitute a variance from the provisions of Chapter 50.

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Attachments (aerial photo with zoning; future land use map; site plan; copies of correspondence)

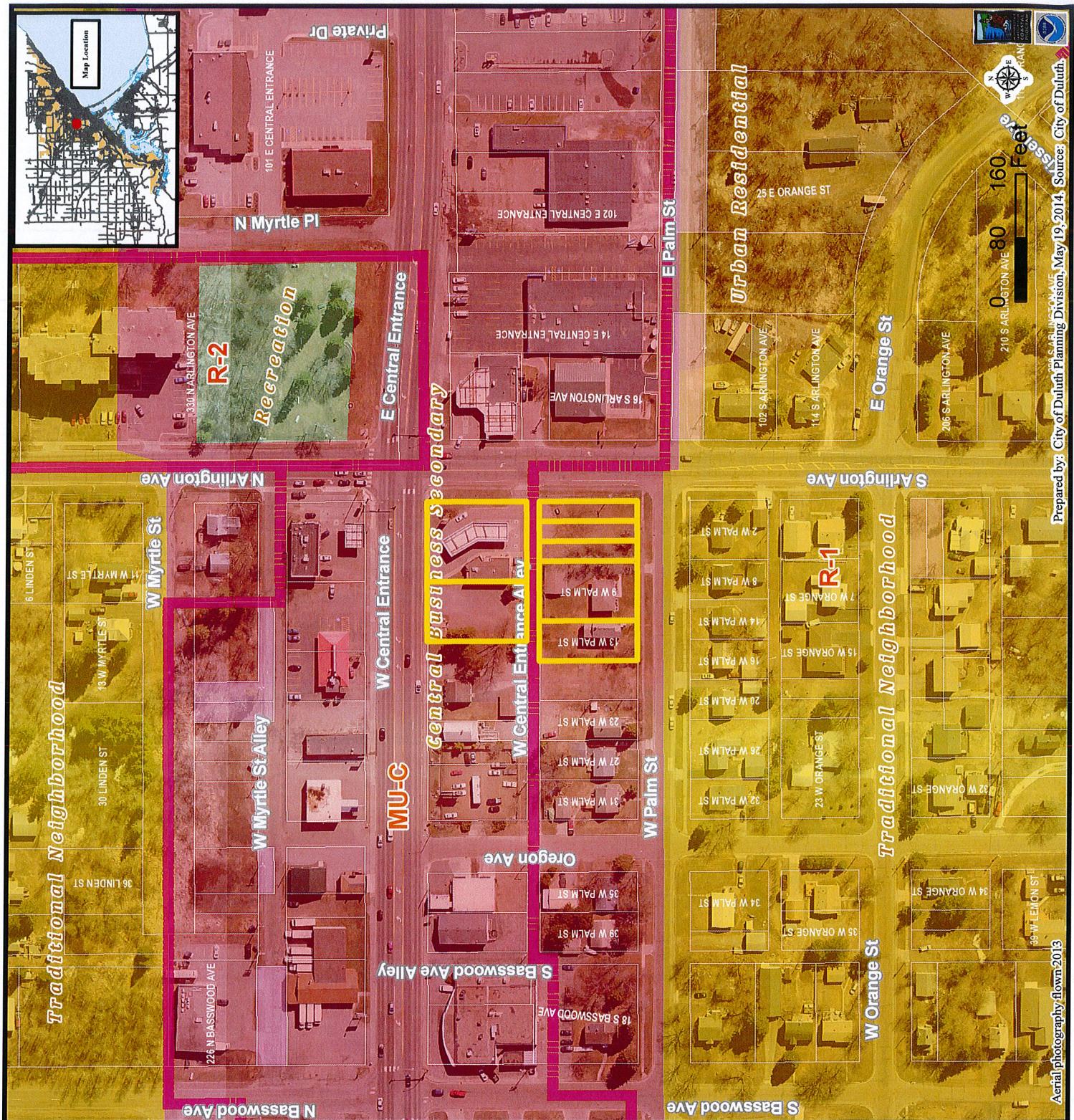


City Planning
PL 14-064 and 14-065
Planning Review & Variance
Kwik Trip

DULUTH

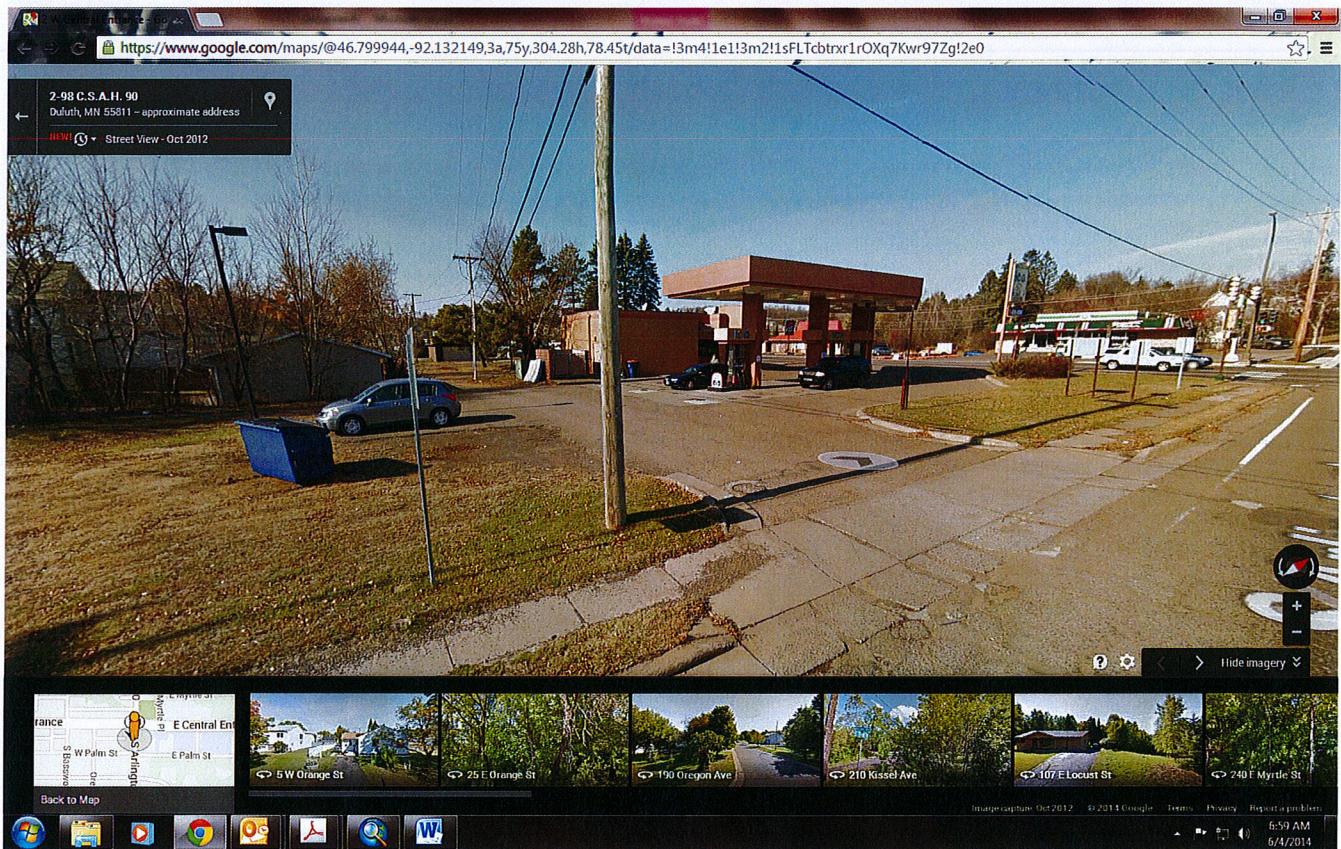
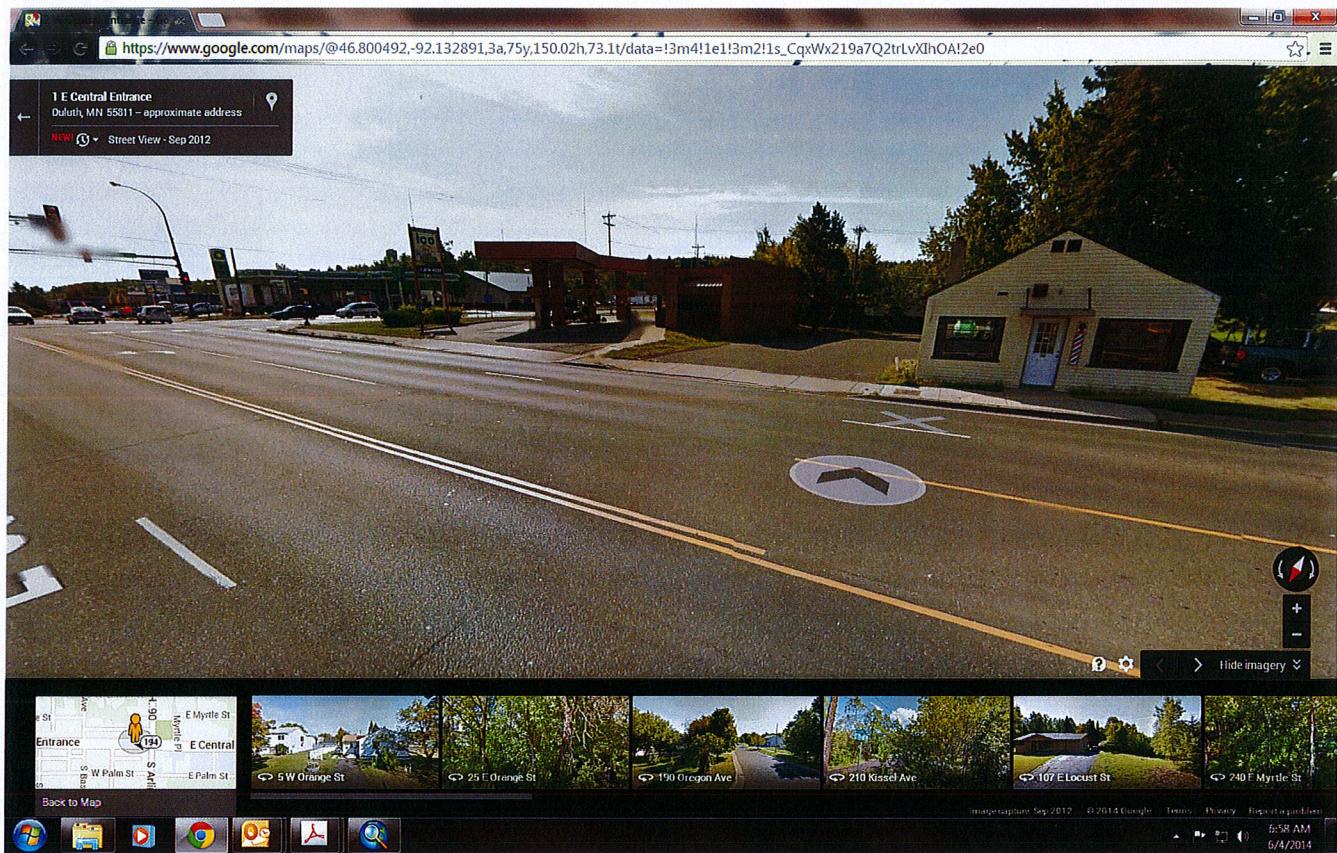
The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.

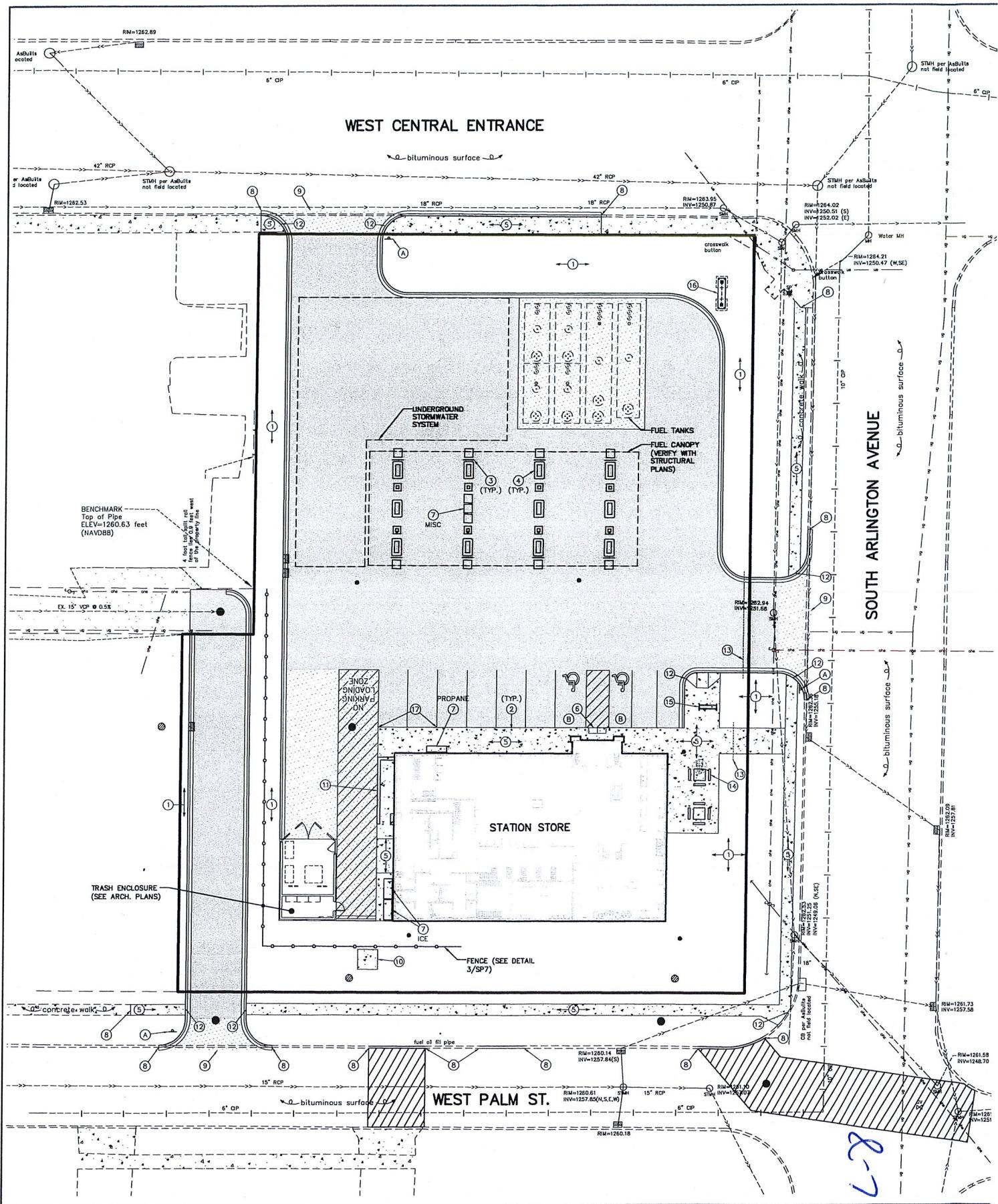
L-3

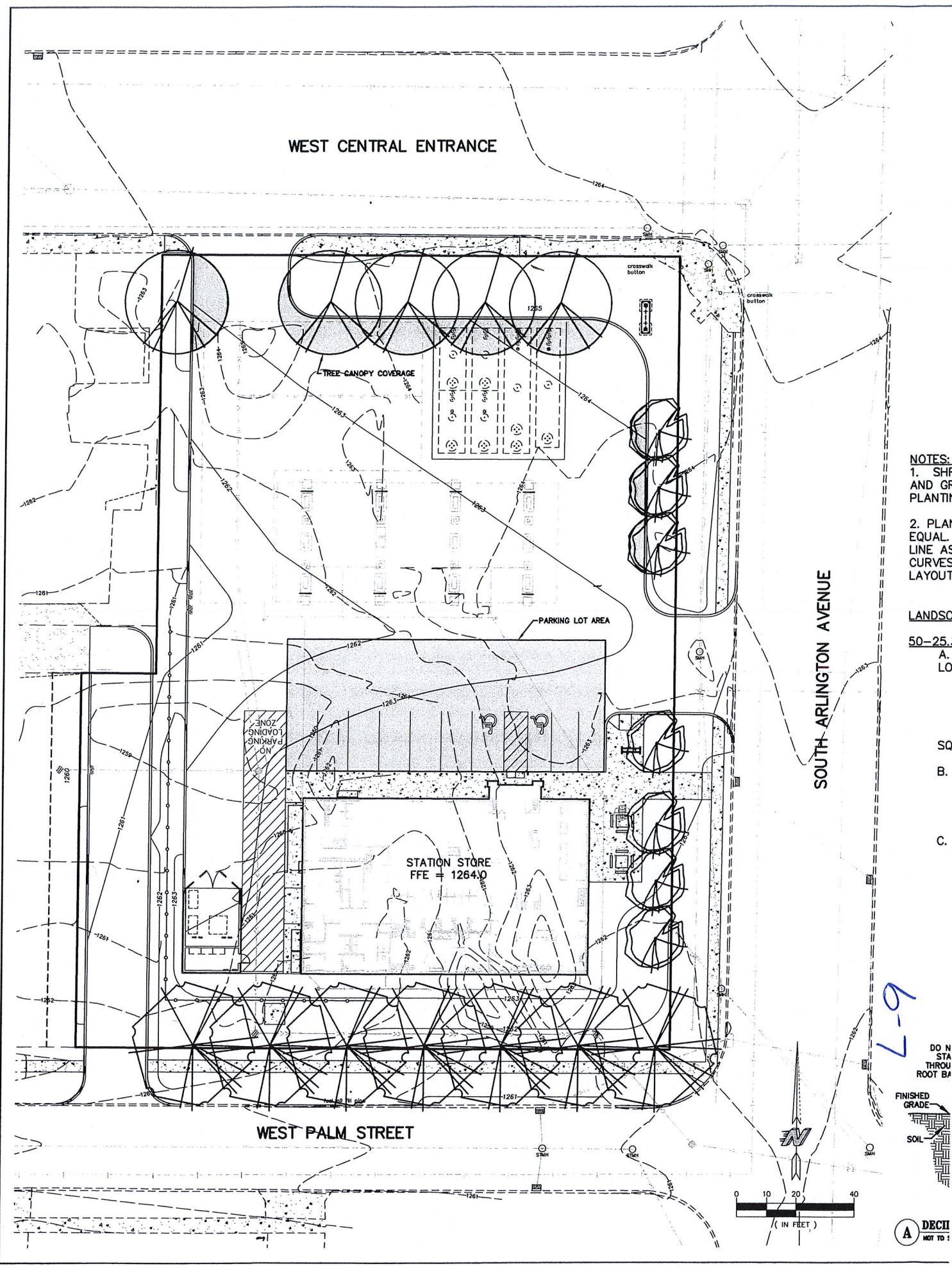


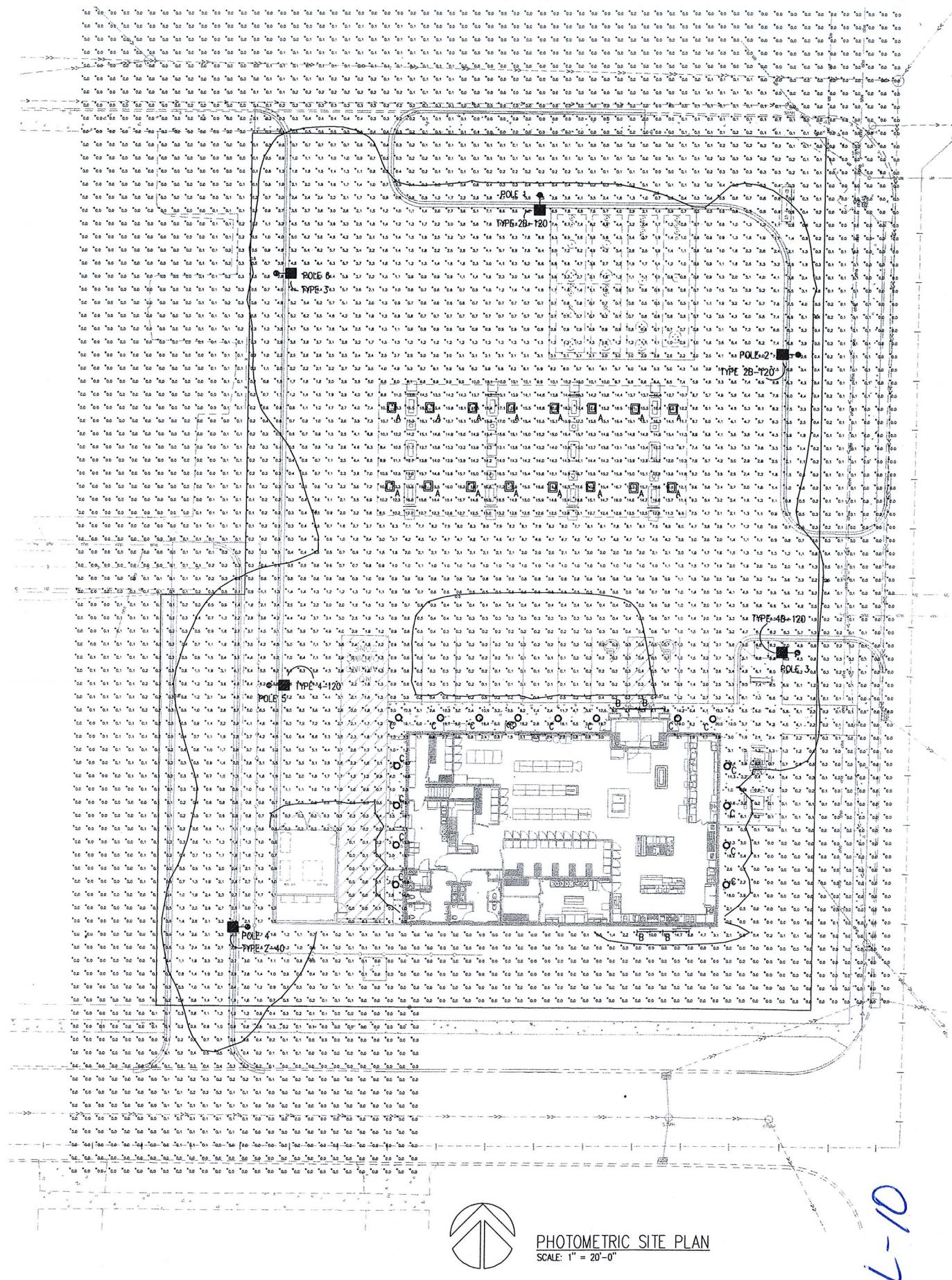


L-5









PHOTOMETRIC SITE PLAN
SCALE: 1" = 20'-0"



L-10



City of Duluth
Steven Robertson
411 W. 1st Street
Room 208
Duluth, MN 55802

May 15, 2014

Mr. Robertson:

This letter is intended to accompany our submittal for our application to the City of Duluth for the requested Planning Review Letter for our proposed project at the southeast quadrant of West Central Avenue and South Arlington Avenue.

Kwik Trip, Inc. is proposing the construction of a convenience store and fueling facility at the currently developed site. Attached are copies (full, 11x17) of the existing conditions plan, site plan, keynote plan, grade and erosion control plan, utility plan, SWPPP, details, landscape plan, photometric plan, building elevation, and canopy elevation. The storm water management calculations are also attached.

The proposed method of operation for this development will be consistent with that for our existing convenience stores within the area. The requested hours of operation will be 24 hours for all uses. The type of products that will be sold will be similar to that of our existing stores: gasoline, in line diesel, E-85, groceries, bakery and dairy, hot and cold food and beverages, tobacco products, lotto, convenience store merchandise, ice, and propane. The outside merchandising of products is being requested next to the store (ice and propane) and miscellaneous merchandising under the gas canopy. The proposed store is projected to have between 15-20 full and part time employees, with 2-8 on staff at any given time.

The proposed architectural plan will consist of a brick facade with standing seam metal roof. The building and canopy fascia will tie in with franchise colors. .

Kwik Trip would be happy to provide any additional information or answer any questions or concerns the City of Duluth may have with our submission. Please feel free to call Scott Teigen (715 236 6626) or myself with any questions.

Sincerely,

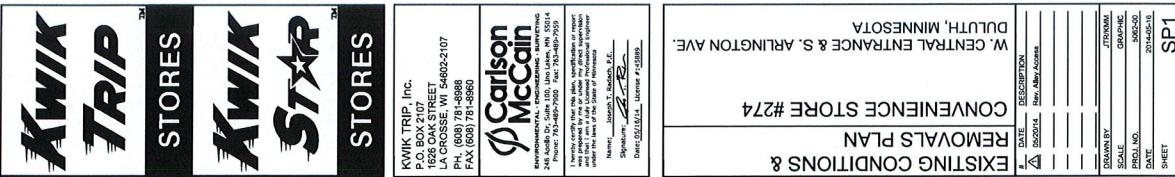
Bradford Fry, PE
Store Engineering
608 793 6414

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Our Mission: "To serve our customers and community more effectively than anyone else by treating our customers, co-workers and suppliers as we, personally, would like to be treated, and to make a difference in someone's life."

Kwik Trip & Kwik Star Stores • Tobacco Outlet Plus • Convenience Transportation, LLC • Hearty Platter Restaurants & Cafés



PROJECT PLAN LEGEND.

EXISTING	REMOVAL
CURB	
BUTTERUS	
CONCRETE PAVEMENT	
GRAVEL	□
EXISTING PAVEMENT	□
PROPERTY LINE	
STORM SEWER	□
SANITARY SEWER	□
WATER MAIN	
UNDERGROUND UTILITIES	□
OVERHEAD ELECTRIC	
MACHINERY	
HOLD	
GAS METER	○
DRIVE	○
POWER POLE	×
LIGHT POLE	×
FENCE	—

SHEET INDEX

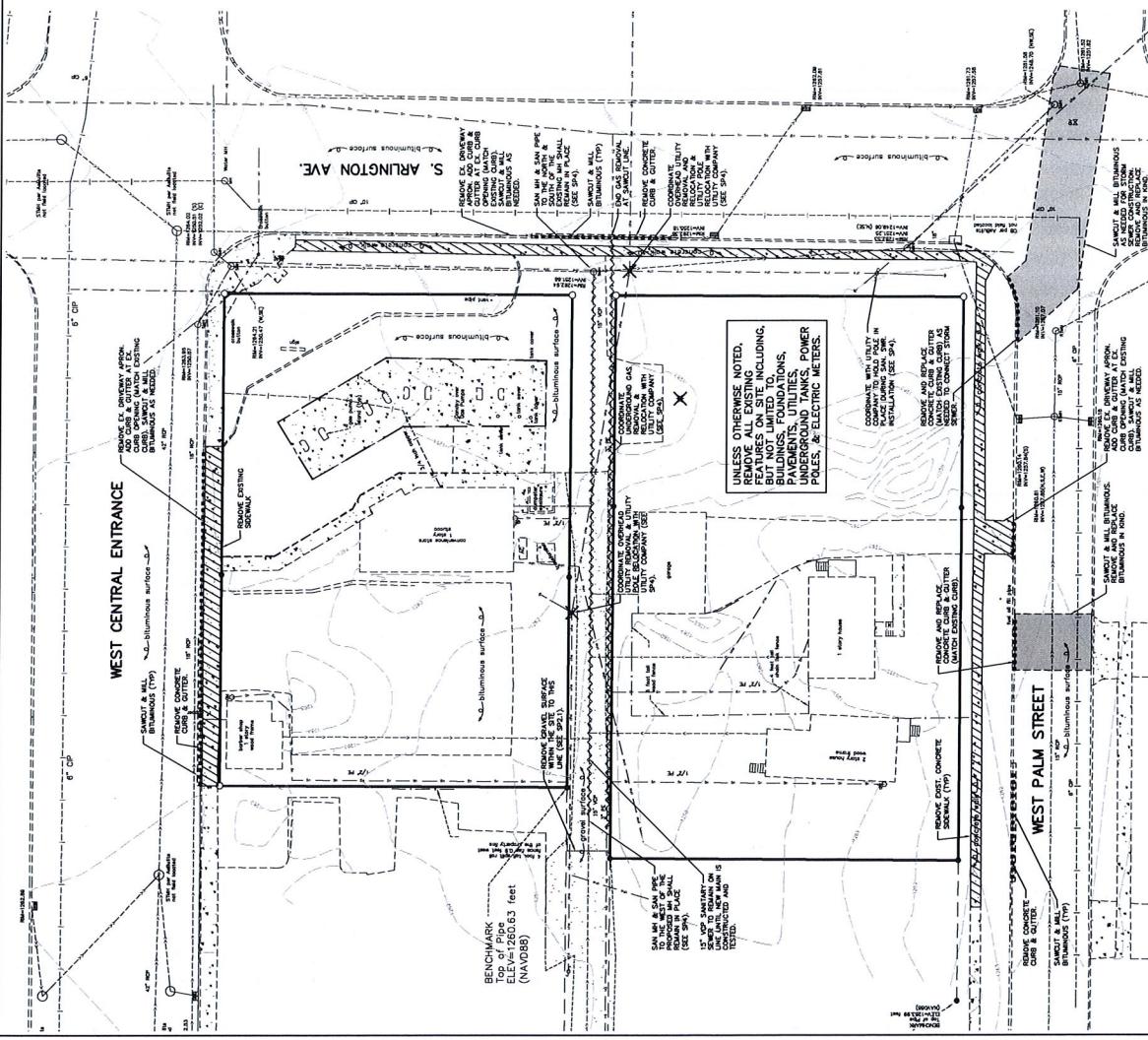
SP1 - EXISTING CONDITIONS & REMOVALS PLAN
SP2 - SITE LAYOUT PLAN
SP3 - SITE KEYNOTE PLAN
SP4 - GRAVING & EROSION CONTROL PLAN
SP5 - UTILITY PLAN
SP6 - STORMWATER POLLUTION PREVENTION PLAN
SP7 - DETAILS
SP8 - DETAILS
SP9 - DETAILS
L1 - PLANTING PLAN
E1 - PHOTOMETRIC SITE PLAN

PERSONAL PLAN NOTES:

- ALL EXISTING UTILITY CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE. NOT THE OWNER. CORDON OFFICE & OTHER UTILITY CONTRACTORS ARE NOT TO RECEIVE ANY PAYMENT FOR REMOVAL OF UTILITY CONSTRUCTION OR WIRING. CONTRACTOR IS RESPONSIBLE FOR ALL EQUIPMENT AND MATERIALS USED IN REMOVAL OF UTILITY CONSTRUCTION.
- PERSONAL PLANS ARE TO BE SUBMITTED TO THE OWNER. CONTRACTOR IS RESPONSIBLE FOR ALL EQUIPMENT AND MATERIALS USED IN REMOVAL OF UTILITY CONSTRUCTION.
- CONTRACTOR TO REMOVE PRIVATE, CO-OP, PRIVATE UTILITY CONTRACTORS WITHIN PROPERTY BOUNDARIES.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL THE REMOVALS ON THE PROPERTY. CONTRACTOR IS RESPONSIBLE FOR ALL EQUIPMENT AND MATERIALS USED IN REMOVAL OF UTILITY CONSTRUCTION. FEES AND REIMBURSEMENT ARE TO BE AGREED UPON IN WRITING. FEES AND REIMBURSEMENT ARE THE RESPONSIBILITY OF THE CONTRACTOR.

BENCHMARKS

DESCRIPTION:	LOCATION:	DISTANCE:	DATE:
Rev. Survey Access	SW corner of site	—	—
Survey Station	SW corner of site	—	—

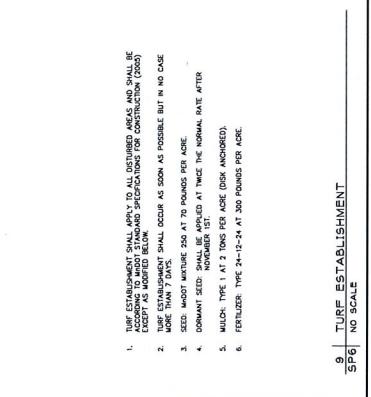
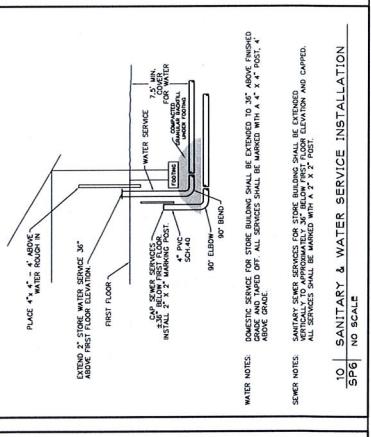
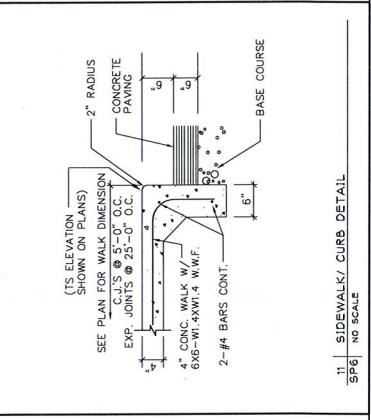
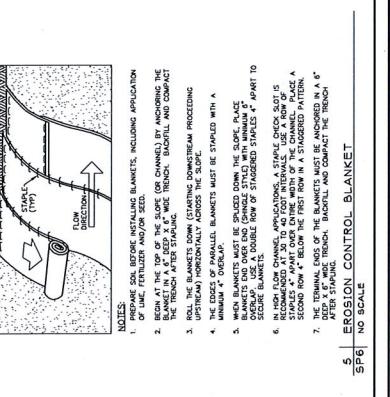
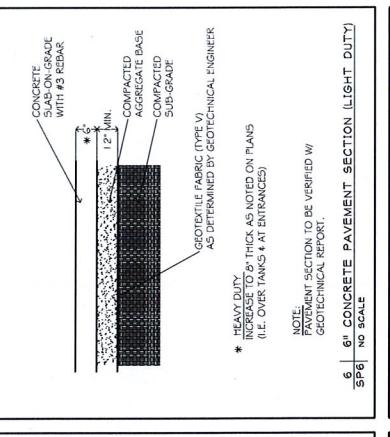
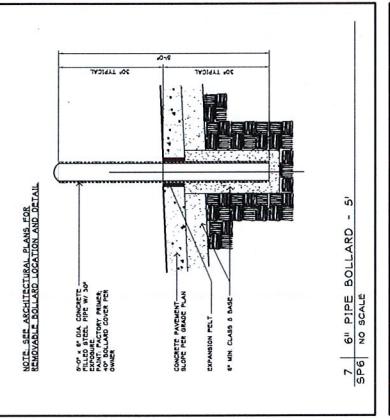
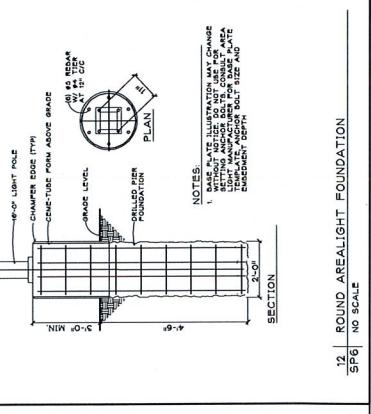
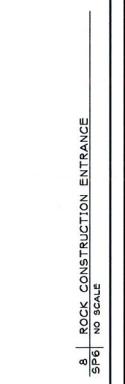
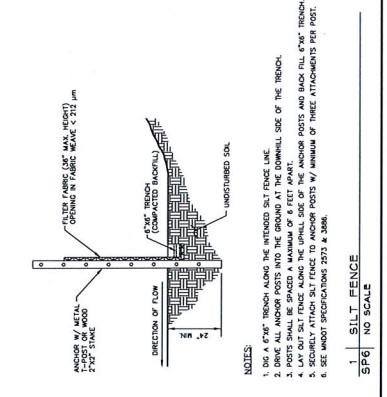
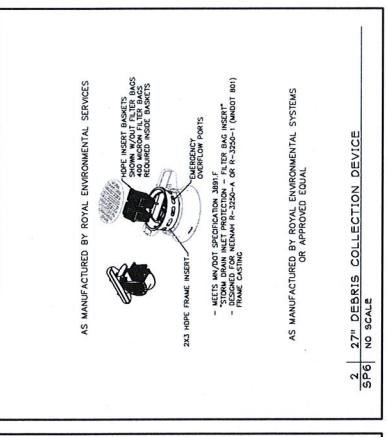
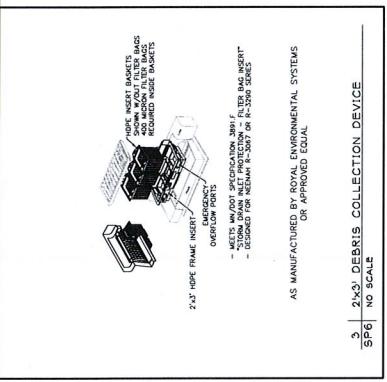
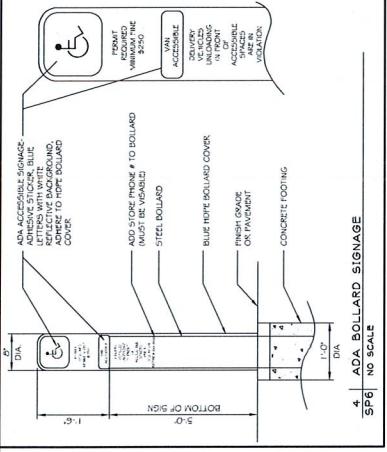


**EXISTING CONDITIONS PLAN &
REMOVALS CONDITIONS PLAN**

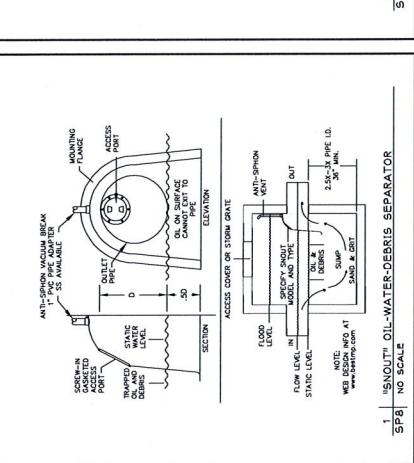
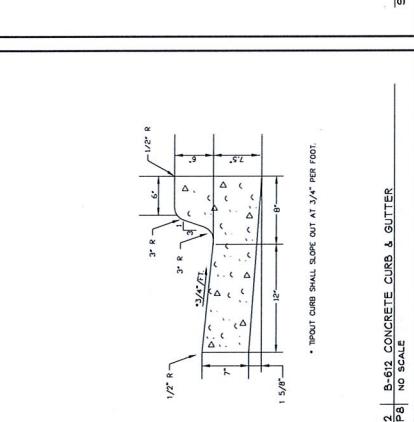
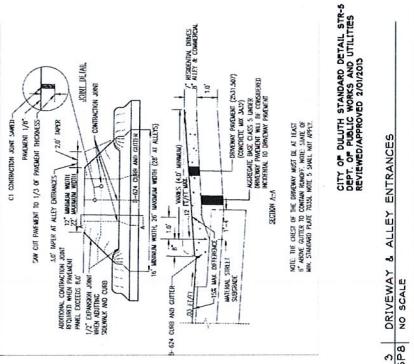
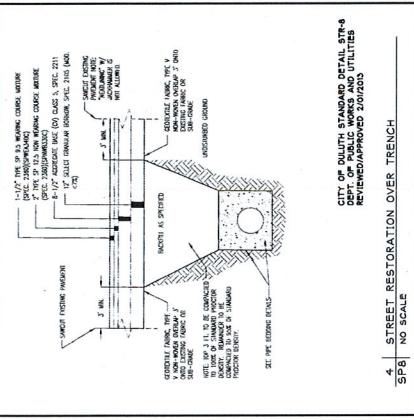
CONVENIENCE STORE #274

DULUTH, MINNESOTA
W. CENTRAL ENTRANCE & S. ARLINGTON AVE.

JTRM4
GRAPHIC
SCALE: 1:6000
DATE: 10/24/01
SHEET: SP1



L-18



CONVENIENCE STORE #274	
DETAILS	
W. CENTRAL ENTRANCE & S. ARLINGTON AVE	
DATE	DESCRIPTION
PROJ. NO.	DRAWING
DATE	SCALE
SHEET	SP8

